

Housing and Community Development Department Measure A1 Oversight Committee

DATE 3/25/2021

TIME 9:30 A.M.

Chair: Ndidi Okwelogu

Vice-Chair: Gloria Bruce

Committee Members:

Gloria Bruce, Randi DeHollander, David Denton, Jeffrey Dixon, Brian Dolan, Lisa Fitts
Lynda Foster, Daniel Gregg, Daphine Lamb-Perrilliat, Ndidi Okwelogu, Kendra Roberts,
Mimi Rohr, Rose Works

Members of the Public: 5 attendees

Location: Held via teleconference

Approved: May 27, 2021

Summary/Action Minutes

I. I. Call to Order and Roll Call of Committee Members – Ndidi Okwelogu, Chairperson

Meeting began at 9:31 a.m.

- Chairperson Okwelogu called the meeting to order at 9:31 a.m. and requested Mr. Fuller call the roll.
- Of the 13 seated members, 12 were present. Quorum is seven.

Committee Members in Attendance

- Ndidi Okwelogu, Chairperson
- Kendra Roberts
- Mimi Rohr
- Brian Dolan
- Lisa Fitts
- Lynda Foster
- Daphine Lamb-Perrilliat
- Rose Works
- Gloria Bruce, Vice Chair
- Randi DeHollander
- David Denton
- Daniel Gregg

Committee Members Not in Attendance

- Jeffrey Dixon

Alameda County Staff Members Participating

- Michelle Starratt, Director, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Jennifer Pearce, Manager, Housing and Community Development, Alameda County Community

Development Agency (CDA)

- Heather Littlejohn, Deputy County Counsel, Alameda County
- Melissa Rydman, Administrative Associate, Office of the Clerk, Alameda County Board of Supervisors
- Hilde Myall, Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Robert Fuller, Oversight Committee Liaison, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Teresa Hester, Clerk Specialist, Housing and Community Development, Alameda County Community Development Agency (CDA)
- Rachel Heydemann, Housing and Community Development Project Manager, Housing and Community Development, Alameda County Community Development Agency (CDA)

II. II. Approval of 1/21/2021 Oversight Committee Minutes – Chairperson Okwelogu

Action Item - Approve January 21, 2021 meeting minutes, make any amendments, and approve.

Discussion:

- No discussion.

Public Comment:

- No public comment

Ms. Foster motioned to adopt the January 21, 2021 minutes. Ms. Roberts seconded the motion.

Through a roll-call vote, the Committee adopted and accepted the (amended) minutes with 10 votes in favor, 0 no votes and 2 abstentions.

Gloria Bruce, Vice Chairperson	X___ yea, ___ nay, ___ abstain
Daniel Gregg	X___ yea, ___ nay, ___ abstain
Brian Dolan	X___ yea, ___ nay, ___ abstain
Lisa Fitts	___ yea, ___ nay, X___ abstain
Lynda Foster	X___ yea, ___ nay, ___ abstain
Rose Works	X___ yea, ___ nay, ___ abstain
Daphine Lamb-Perrilliat	X___ yea, ___ nay, ___ abstain
Kendra Roberts	X___ yea, ___ nay, ___ abstain
Randi DeHollander	X___ yea, ___ nay, ___ abstain
Jeffrey Dixon	___ yea, ___ nay, ___ abstain
David Denton	___ yea, ___ nay, X___ abstain
Mimi Rohr	X___ yea, ___ nay, ___ abstain
Ndidi Okwelogu, Chairperson	X___ yea, ___ nay, ___ abstain

Total: 10 yea, 0 nay and 2 abstain
The motion passes

III. Oath of Office for new Oversight Committee Members, David Denton and Lisa Fitts – Melissa Rydman

Public Comment: No public comment

IV. Update on Measure A1 news – Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA) Informational Item

Ms. Pearce gave an update on Measure A1 recent news:

- The Board of Supervisors Health Committee heard the presentation on the 1st Annual Report in February and recommended moving the report forward to the Board of Supervisors. HCD is working to clean up the graphics and finalize the report. Intending to take the report to the Board of Supervisors in April.
- Avance, Livermore (Mid-Pen)
 - Closed financing in February 2021
 - 44-unit, new construction, 100% special needs permanent housing for adults with developmental disabilities with incomes between
 - A1 funding: \$4.7 million
- Irvington Senior, Fremont (Allied/ Abode)
 - Anticipated closing April 8th
 - 90 units for senior (62+) permanent supportive housing
 - A1 funding: \$12.2 million
- Granite Ridge, Fremont (Eden/ For the Future Housing)
 - Anticipated closing April 23rd
 - 73 units, including 15 units targeted to serve homeless households
 - A1 funding: \$9.7 million
- 95th & International, Oakland (Related/ Acts Full Community Dev)
 - Anticipated to close mid/late May
 - 55 units, including 14 units targeted to serve homeless households
 - A1 funding: \$956,341
- Fruitvale Transit Village II-B, Oakland (Bridge/ Unity Council)
 - Expected to close late May
 - 181 units, including 46 units of permanent supportive housing for chronically homeless individuals
 - A1 funding: \$16,227,175

Discussion:

- Ms. Starratt gave a reminder that for a project to move forward with construction loan closing, they have gone and competed at a state level for additional funding. With Measure A1 funds being invested into the projects, they can further develop and secure additional funding. These projects would likely not move forward without receiving state funding and tax credit allocation. In January, California published a report on the performance of different counties, looking at how much money the State had provided to every County. Alameda County ranked #2, meaning Alameda County received \$325 million behind Los Angeles which received \$850 million. It takes a blended amount of affordable housing financing to get projects to completion.

Public Comment: No public comment

V. Alameda County Housing and Community Development News - Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA) Informational Item

- Ms. Pearce gave an update on HCD news:
 - Alameda County received allocation for Emergency Rental Assistance.
- Mr. Draper gave a presentation on COVID-19 Rental Assistance
 - Presentation highlights:
 - \$25 billion included in the most recent relief package for rental assistance for low-income tenants.
 - Jurisdictions with populations greater than 200,000 received money directly for rental assistance
 - California received \$2.4 billion
 - SB 91 passed 1/28/2021 extending the state's eviction moratorium to June 30, 2021. This funds rental assistance from the State's portion of the federal stimulus to pay 80% of back rent owed by the tenants if landlords waive 20% of rent owed. Landlords who do not waive 20% of back rent, restrict their tenants to only 25% of rent owed, protecting them from eviction but not solving tenants' debts.
 - County-wide Expenditure Goals 2021
 - Big push to get money out of the door - \$100 million by December
 - Fremont utilizing Family Resource Center
 - Oakland utilizing Keep Oakland Housed Anti-Homelessness Program
 - Alameda County utilizing Alameda County Housing Secure Program
 - Shared Priorities for all 3 Programs
 - Very low-income tenants
 - Small landlords
 - Subsidized affordable housing
 - Alameda County's Anti Displacement Program – Alameda County Housing Secure
 - Offers: Emergency Assistance, Tenants Rights Training, Eviction Defense, Landlord Tenant Mediation, and Fair Housing
 - Over 2,000 tenants have been served
 - Centro Legal is the Program Administrator for the Emergency Rental Assistance Program (ERAP)
 - Additional Opportunities for Participation
 - Marketing- RFP to Small Local Emerging Business List in February, contract to BOS in early April
 - Outreach Administration- 50-60 small business
 - Application Assistants
 - Next Steps
 - Outreach Ambassadors to facilitate engagement with hard-to-reach populations, including language access, demographic and geographic spread
 - Application Assistants
 - RFI released in March, contract to BOS in April
 - Work to include: Follow-up and first review of applications, attend weekly workshops, receive applications, and send completed applications for final review and approval to AC Housing Secure
 - March Stimulus Bill will result in additional Emergency Rental Assistance and Foreclosure Prevention funding

Discussion:

- Ms. Foster asked if there are any geographic limits for receiving funds.
- Mr. Draper confirmed there are no geographic limitations.
- Ms. Starratt clarified Fremont and Oakland will expend funds for their residents and Alameda County will expend funds County wide. Phase 1 is focused on small landlords, extremely low-income tenants, and tenants at high risk of homelessness. Phase 2 is focused on a larger portion for 80% or below of AMI. Alameda County has been able to keep tenants in their homes because of layered funding.
- Ms. Foster asked if there is a link to this information on the HCD website.
- Ms. Starratt confirmed that right now the website is not updated with a link, but the website and application should be updated at the next Committee meeting.

Public Comment: No public comment.

VI. Measure A1 Program July 2018 to June 2019 Annual Report Draft -Jennifer Pearce, Housing and Community Development Manager, Alameda County Community Development Agency (CDA)
Informational

Ms. Pearce presented the draft data on the Measure A1 Annual Report for July 2018-June 2019

Discussion:

- Ms. Foster requested insight on the review process for the Second Annual Report.
- Chair Okwelogu responded that April is a time for the Committee to submit written comments and HCD will include those comments in the draft that is brought to the Committee in May.
- Mr. Fuller added that the draft Second Annual Report will be published on the website to receive public comment.
- Ms. Works asked if HCD's timeframe for getting the report to the Board of Supervisors and allowing enough time for the Committee to review.
- Ms. Starratt responded that HCD staff is continuously working on reports to produce them to the Committee for review. The goal is to get the report to the Health Committee in July and to the Board of Supervisors after that before the summer recess.
- Ms. Works clarified that her question is if the Committee finalizes review of the report in May, when does the report go to the Board of Supervisors.
- Ms. Starratt clarified that the report will go to the Board of Supervisors after HCD takes to the report to the Health Committee. HCD hopes to present the report to the Health Committee as soon as possible, but there are certain factors delaying this such as getting into contract with the graphic designer.
- Vice Chair Bruce inquired about the work force regarding what jobs are being created and who is being employed; Is it possible to agendaize topics like what is happening with labor outcomes, employment, and who is getting jobs on these projects, etc.?
- Ms. Starratt replied that in the coming reports there will be a focus on homeownership with emphasis on housing as a tool for social justice. The third report will focus on a report out on work force. The County is conducting a disparity study looking at what firms are being awarded contracts and the racial composition of these firms.
- Mr. Denton asked if there is a budget for the report; Will money be taken out of Measure A1 funds to support the funding of the report?
- Chair Okwelogu responded that the disparity study will not be funded by Measure A1 funds.

- Ms. Starratt added that Alameda County is conducting the study and is not included in the HCD budget. Measure A1 funds are used towards administration costs related to Measure A1 projects such as closings.

Public Comment:

- Ms. Kristi Bascom – Habitat for Humanity – requested additional information on the timeline for the Notice of Funding for the Homeownership Development funding.
- Ms. Pearce responded that the Homeownership Development Program will be prioritized during the current calendar year and hoping to bring more information to the next meeting.

V. Future Meetings – Chair Okwelogu Information

Discussion:

- Ms. Foster inquired about presentations on an update on AC Boost.
- Chair Okwelogu responded that the identified gaps from the Measure A1 homeowner programs seem to be addressed program wise.
- Ms. Foster requested a further update on how Program Administrators are improving the gaps, including marketing shifts due to Covid-19.
- Ms. Pearce responded that HCD will request Habitat for Humanity and Hello Housing to return to the Committee in May with updated data.
- Mr. Fuller confirmed that the numbers presented to the Committee today are present through March 1, 2021.
- Ms. Foster requested an update on marketing and what has been changed to reduce the gap between initial applicants and approved applicants who purchased homes.
- Ms. DeHollander inquired if there can be feedback gathered from applicants who went through the application process and those who were successfully awarded a loan through AC Boost.
- Ms. Pearce confirmed this will be part of the AC Boost presentation.
- Mr. Littlejohn provided a reminder of the intent of the Committee and cautioning from focusing on policies and program experience.
- Ms. Works asked Ms. Littlejohn if the Committee identifies funds have not been properly spent, what is the process for addressing this.
- Ms. Littlejohn responded that the annual report is the Committee’s tool for communicating to the Board of Supervisors that funds were not spent in accordance with the Bond Measure.
- Vice Chair Bruce requested clarification on the Committee’s role. The focus is to ensure the funds are spent in accordance with the Bond Measure, defined literally in the Bond Measure and not the implementation level policies that come with that and adopted by the Board of Supervisors.
- Ms. Littlejohn responded she will follow up between Committee meetings to provide clear guidance.

Public Comment: No public comment.

VI. Public Comment for Items Not on the Agenda – Chairperson Okwelogu

Speakers: No public comment.

Adjournment at 11:27 a.m.